

Fill in this information to identify the case:

Debtor 1 Jan Carol Little-Washington & Kevin Lynn Washington

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Western District of Washington

Case number 1913722

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:

HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1

Court claim no. (if known): 6

Date of payment change:

Must be at least 21 days after date of this notice 08/01/2024

New total payment:

Principal, interest, and escrow, if any \$ 2226.22

Last 4 digits of any number you use to identify the debtor's account:

4 3 5 6

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 704.04

New escrow payment: \$ 701.27

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X

/s/Lindsay White

Date 06/11/2024

Signature

Print: White, Lindsay

First Name

Middle Name

Last Name

VP Loan Documentation

Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y

Number

Street

P.O. Box 1629

Address 2

Minneapolis

MN

55440-9790

City

State

ZIP Code

Contact phone 800-274-7025

NoticeOfPaymentChangeInquiries@wellfargo.com

Email

UNITED STATES BANKRUPTCY COURT

Western District of Washington

Chapter 13 No. 1913722

Judge: Timothy W. Dore

In re:

Jan Carol Little-Washington & Kevin Lynn Washington

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before June 12, 2024 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Jan Carol Little-Washington & Kevin Lynn Washington
5133 S Orcas St

Seattle WA 98118-2560

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

Jacob D DeGraaff
Henry & DeGraaff, P.S.
10728 16th Ave SW

Seattle WA 98146

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

Jason Wilson-Aguilar

600 University St #1300

Seattle WA 98101

/s/Lindsay White

VP Loan Documentation

Wells Fargo Bank, N.A.

If you are in an active bankruptcy case or have received a discharge under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The informational summaries below are based on the terms of the loan.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

- Here's what we found:
- Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
 - Payments:** As of the **August 1, 2024** payment, the escrow portion of the payment **decreases**.

The escrow account has a shortage of
\$251.62

Part 1 - Mortgage payment

| Option 1 Pay the shortage amount over 12 months | | |
|---|---|--|
| | Previous payment through 07/01/2024 payment date | New payment beginning with the 08/01/2024 payment |
| Principal and/or interest | \$1,524.95 | \$1,524.95 |
| Escrow payment | \$704.04 | \$701.27 |
| Total payment amount | \$2,228.99 | \$2,226.22 |

Option 1: No action required

Starting **August 1, 2024** the new payment amount will be **\$2,226.22**

| Option 2 Pay the shortage amount of \$251.62 | | |
|--|---|--|
| | Previous payment through 07/01/2024 payment date | New payment beginning with the 08/01/2024 payment |
| Principal and/or interest | \$1,524.95 | \$1,524.95 |
| Escrow payment | \$704.04 | \$680.30 |
| Total payment amount | \$2,228.99 | \$2,205.25 |

Option 2: Pay shortage in full

Starting **August 1, 2024** the new payment amount will be **\$2,205.25**

See the following pages for more detail.

WELLS
FARGO

JAN LITTLE-WASHINGTON

KEVIN L WASHINGTON

Wells Fargo Home Mortgage

PO Box 51120

Los Angeles, CA 90051-5420

If you are in an active bankruptcy case or have received a discharge under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage.

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for **\$251.62** to the address that appears on this coupon.

This payment must be received no later than **August 1, 2024**.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$8,073.50. For the coming year, we expect the amount paid from escrow to be \$8,163.62.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

| | 08/21 - 07/22 (Actual) | 08/22 - 07/23 (Actual) | 08/23 - 06/24 (Actual) | 08/24 - 07/25 (Projected) | | # of months | | New monthly escrow amount |
|---------------------------|---------------------------|---------------------------|---------------------------|------------------------------|---|----------------|---|---------------------------------|
| Property taxes | \$5,921.60 | \$6,334.04 | \$6,616.08 | \$6,706.20 | ÷ | 12 | = | \$558.85 |
| Property insurance | \$1,273.43 | \$1,396.38 | \$1,457.42 | \$1,457.42 | ÷ | 12 | = | \$121.45 |
| Total taxes and insurance | \$7,195.03 | \$7,730.42 | \$8,073.50 | \$8,163.62 | ÷ | 12 | = | \$680.30 |
| Escrow shortage | \$295.07 | \$601.91 | \$526.03 | \$251.62 | ÷ | 12 | = | \$20.97** |
| Total escrow | \$7,490.10 | \$8,332.33 | \$8,599.53 | \$8,415.24 | ÷ | 12 | = | \$701.27 |

**This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

| | | | |
|--|---|------------|---|
| Lowest projected escrow balance April 2025 | | \$1,108.98 | (Calculated in Part 4 - Escrow account projections table) |
| Minimum balance for the escrow account† | - | \$1,360.60 | |
| Escrow shortage | = | -\$251.62 | |

†The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance as allowed by state laws and/or the mortgage contract. This account is set to a 2 month cash reserve amount. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 6.

Part 3 - Escrow account history

Escrow account activity from June 2023 to July 2024

| Date | Deposits to escrow | | | Payments from escrow | | | Description | Escrow balance | | |
|---------------------|--------------------|------------|------------|----------------------|------------|-------------|------------------|----------------|------------|-------------|
| | Actual | Projected | Difference | Actual | Projected | Difference | | Actual | Projected | Difference |
| Jun 2023 | | | | | | | Starting Balance | \$2,106.80 | | |
| Jul 2023 | \$1,372.16 | | | \$0.00 | | | | \$3,478.96 | | |
| Aug 2023 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$4,183.00 | \$3,961.15 | \$221.85 |
| Sep 2023 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$4,887.04 | \$4,621.35 | \$265.69 |
| Oct 2023 | \$704.04 | \$660.20 | \$43.84 | \$3,262.98 | \$3,262.99 | -\$0.01 | KING COUNTY | \$2,328.10 | \$2,018.56 | \$309.54 |
| Nov 2023 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$3,032.14 | \$2,678.76 | \$353.38 |
| Dec 2023 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$3,736.18 | \$3,338.96 | \$397.22 |
| Jan 2024 | \$0.00 | \$660.20 | -\$660.20 | \$1,457.42 | \$0.00 | \$1,457.42 | FARMERS | \$2,278.76 | \$3,999.16 | -\$1,720.40 |
| Feb 2024 | \$1,408.08 | \$660.20 | \$747.88 | \$0.00 | \$1,396.38 | -\$1,396.38 | FARMERS | \$3,686.84 | \$3,262.98 | \$423.86 |
| Mar 2024 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$4,390.88 | \$3,923.18 | \$467.70 |
| Apr 2024 | \$704.04 | \$660.20 | \$43.84 | \$3,353.10 | \$3,262.99 | \$90.11 | KING COUNTY | \$1,741.82 | \$1,320.39 | \$421.43 |
| May 2024 | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$2,445.86 | \$1,980.59 | \$465.27 |
| Jun 2024 | \$0.00 | \$660.20 | -\$660.20 | \$0.00 | \$0.00 | \$0.00 | | \$2,445.86 | \$2,640.79 | -\$194.93 |
| Jul 2024 (estimate) | \$704.04 | \$660.20 | \$43.84 | \$0.00 | \$0.00 | \$0.00 | | \$3,149.90 | \$3,300.99 | -\$151.09 |
| Totals | \$9,116.60 | \$7,922.40 | -\$177.96 | \$8,073.50 | \$7,922.36 | \$151.14 | | | | |

If the activity contains (estimate), then "deposits to" or "payments from" escrow or both are estimated amounts that have not actually occurred.

Part 4 - Escrow account projections

Escrow account projections from August 2024 to July 2025

| Date | Payments to escrow | What we expect to pay out | Description | Projected escrow balance | Balance required in the account |
|----------|--------------------|---------------------------|------------------|--------------------------|---------------------------------|
| Jul 2024 | | | Starting balance | \$3,149.90 | \$3,401.52 |
| Aug 2024 | \$680.30 | \$0.00 | | \$3,830.20 | \$4,081.82 |
| Sep 2024 | \$680.30 | \$0.00 | | \$4,510.50 | \$4,762.12 |
| Oct 2024 | \$680.30 | \$3,353.10 | KING COUNTY | \$1,837.70 | \$2,089.32 |
| Nov 2024 | \$680.30 | \$0.00 | | \$2,518.00 | \$2,769.62 |
| Dec 2024 | \$680.30 | \$0.00 | | \$3,198.30 | \$3,449.92 |
| Jan 2025 | \$680.30 | \$0.00 | | \$3,878.60 | \$4,130.22 |
| Feb 2025 | \$680.30 | \$1,457.42 | FARMERS | \$3,101.48 | \$3,353.10 |
| Mar 2025 | \$680.30 | \$0.00 | | \$3,781.78 | \$4,033.40 |
| Apr 2025 | \$680.30 | \$3,353.10 | KING COUNTY | \$1,108.98 | \$1,360.60 |
| May 2025 | \$680.30 | \$0.00 | | \$1,789.28 | \$2,040.90 |
| Jun 2025 | \$680.30 | \$0.00 | | \$2,469.58 | \$2,721.20 |
| Jul 2025 | \$680.30 | \$0.00 | | \$3,149.88 | \$3,401.50 |
| Totals | \$8,163.60 | \$8,163.62 | | | |



